



METCALFE
REALTY COMPANY LIMITED

85 ALBERT STREET

Building Profile

Its coveted location in the heart of Ottawa's downtown core, puts this building just steps away from Ottawa's key business, financial and government centres and the Provincial Courthouse. The property is situated along a major public transit route that links with the region's rapid transit system, providing immediate access throughout the city and beyond.

85 Albert offers executive touches and comfortable surroundings. A boardroom, available to all tenants, provides a distinguished environment for meetings and executive entertaining.

Private, secure underground parking is available for the Tenant's convenience and the Tenants enjoy the benefit of on-site property management.





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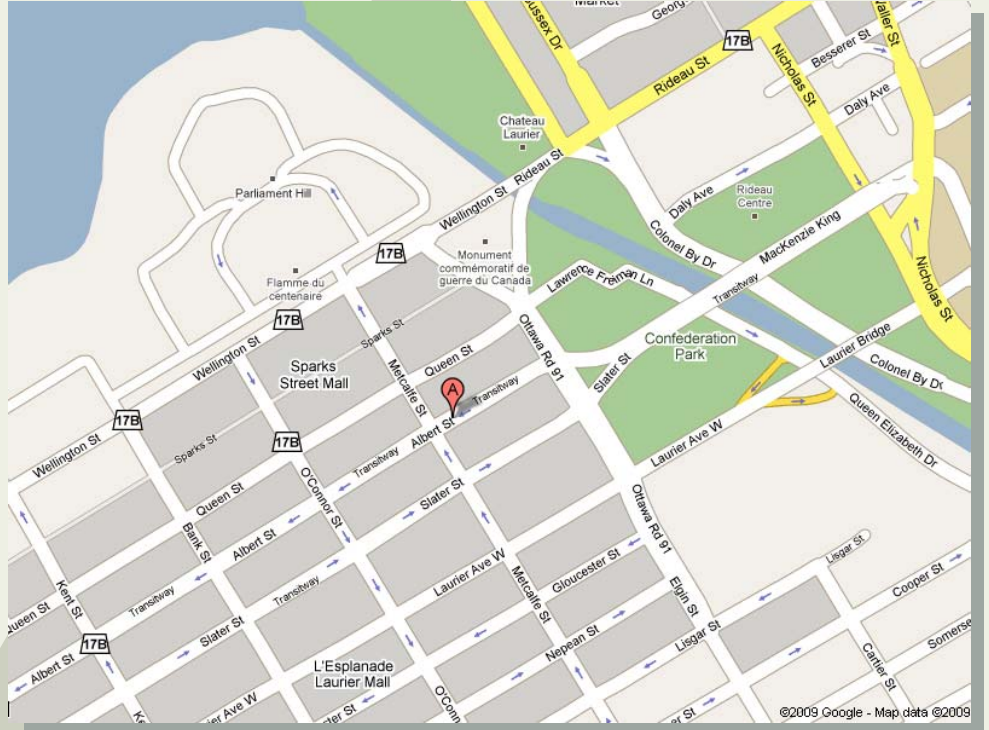
Property Location

PHYSICAL PROPERTIES

- **Total rentable area:** 89,339
- **Number of floors:** 16 floors
- **Building Renovations:** Corridor renovations 2007. Energy savings lighting retrofit 2007. Energy conservation retrofit to building systems 2005. Water conservation retrofit 2007. Elevator mechanical retrofit with new cabs 2009. Washrooms upgrade and redesign, 2009.
- **Washrooms:** Men's and Women's washroom on each floor, barrier free on ground floor
- **Elevators/Passenger:** 3 high speed gearless elevators from ground with computerized controls to monitor traffic usage and reduce wait times. Shuttle elevator to 4 levels of parking garage
- **Freight elevator:** One of the elevators is oversized in height to double as a freight elevator when required.
- **Amenities:** Boardroom rental for tenants. On major transit arteries for easy access from all parts of the City. Close to Parliament Hill, the Courthouse, the National Arts Centre, the Central Business District, the Ottawa Convention Centre, Shopping, Dining and major Hotels. On-site storage lockers available for lease to Tenants.

PARKING

- **On site garage:** Tenant parking for up to 80 cars, 4 levels.





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Typical Floor

MECHANICAL / ELECTRICAL / LIGHTING

- **Heating:** 2 gas fired boilers provide heat to perimeter induction units and interior space.
- **HVAC:** Seimens Energy Conservation Retrofit in 2005, computer controlled system designed to meet Ashrae fresh air requirments, Automated temperature controls for energy efficiency and fan assisted VAV system for cooling
- **HVAC operating hours:** 08H00 to 18H00 (operating hours can be extended to meet tenants requirements at an additional charge)
- **Emergency power:** Diesel generator, for fire and life safety systems
- **Light fixtures:** T8 ceiling mounted low voltage fixtures, complete lighting retrofit in 2007 for energy efficiency.
- **Fibre Optics:** Available to the Building

LIFE SAFETY / SECURITY

- **Monitoring:** Off-Site monitoring station for fire, and elevators 24/7
- **Fire detection:** Heat and Smoke detection devices to meet code requirements for the Building. 1 fire hose cabinet per floor. Portable fire extinguishers and pull stations on every floor.

JANITORIAL

- **Daily cleaning:** Daily, full service "green" cleaning for all tenancies.

GENERAL

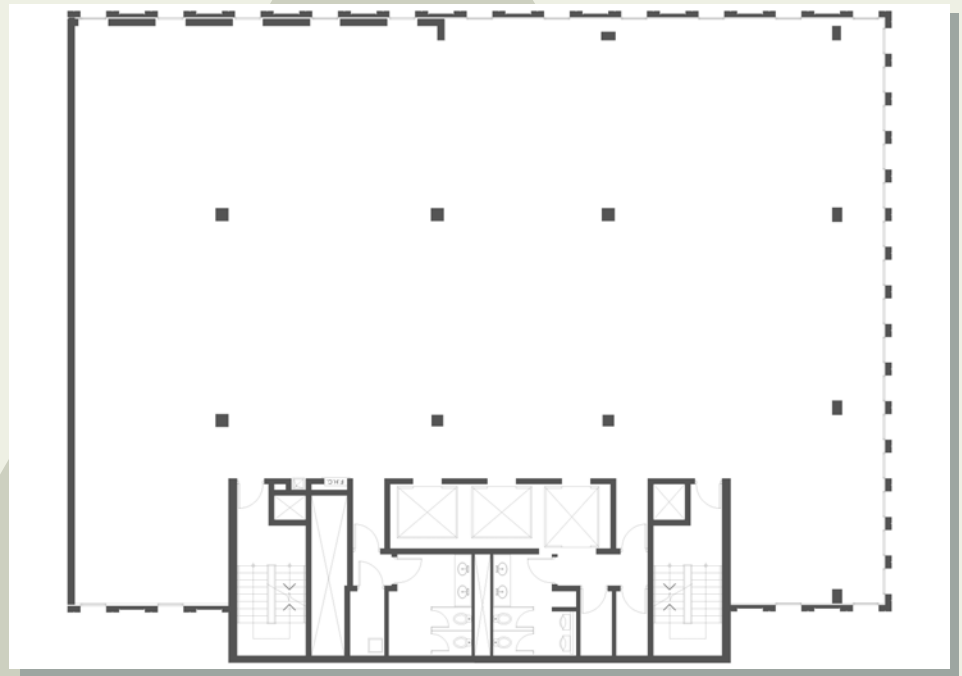
- **Business Hours:** Monday – Friday from 08H00 to 18H00

ENVIRONMENT

- **Recycling:** paper, plastics, glass, cans, cardboard and newsprint.
- **Building greening:** To reduce the carbon footprint of the building and to provide a healthier work environment for the tenants the Building was converted to "green" cleaning in 2008, digitally controlled automated building systems were installed in 2005, a full lighting replacement for energy efficiency done in 2007 and a water conservation retrofit in 2007.

PROPERTY MANAGEMENT

- **On-site Day Engineer.** Building Manager shared between 2 adjacent buildings.
- Metcalfe Realty's property management office is located in the Varette Building at 130 Albert Street, which is only one city block from the 85 Albert Street building. This close proximity of the property management office provides the tenants with convenient first class property management and tenant care. A computerized **Tenant Maintenance Request System** provides for early response and close follow up of all tenant maintenance requests and other enquiries.





METCALFE
REALTY COMPANY LIMITED

Known By The Company We Keep®

Corporate Holdings

75 Albert Street
85 Albert Street
116 Albert Street
123 Slater Street
130 Albert Street
151 Slater Street

150 Isabella Street
240 Catherine Street
1385 Bank Street

7 Hinton Avenue
161 Greenbank Road
1770 Woodward Drive
1926 Merivale Road
2650 Queensview Drive
2680 Queensview Drive

Beacon Hill Shopping Centre
2339 Ogilvie Road

700 Industrial Avenue
1517 Laperrière Avenue
1519 Laperrière Avenue
1523 Laperrière Avenue
2680 Queensview Drive

Just Right Self Storage
255 City Centre Avenue

OFFICE DOWNTOWN

The downtown portfolio of 6 buildings captures over 800,000 square feet in National Capital's coveted business district east from Bank Street to Elgin Street and south from Parliament Hill to Slater Street, providing opportunities for business professionals with office requirements from as small as 250 square feet to full floors of over 10,000 square feet. The downtown properties all reside within walking distance of Parliament Hill, the Banking district, the Ottawa Convention Centre, the Courthouse, the National Arts Centre, the Sparks Street promenade, major hotels and the Byward Market and Rideau Street shopping district.

OFFICE CENTRETOWN

These multi-tenant buildings strategically located on high traffic routes, allow for excellent visibility and for easy access from the Queensway or from other major traffic routes across the City. For the commuter, they are equally accessible by rapid transit for tenant and client alike.

OFFICE SUBURBAN

From eclectic to traditional, the 6 suburban properties are located on strategic corners or are nestled in established business park settings. All are multi-tenant environments.

RETAIL – BEACON HILL SHOPPING CENTRE

Single story strip plaza conveniently located to serve the community of Beacon Hill North, with Scotia Bank and Shoppers Drug Mart as anchor tenants.

WAREHOUSE

The properties vary from light industrial condo to multi-use office and warehouse combination. Small bays of 2500 square feet to larger facilities of up to 38,000 square feet.

STORAGE – JUST RIGHT SELF STORAGE

Personal and business self storage in the heart of Ottawa located only blocks from Parliament Hill and the Portage Bridge to Gatineau. New state of the art drive-thru facility.